

039.0

0007

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

946,800 / 946,800

USE VALUE:

946,800 / 946,800

ASSESSED:

946,800 / 946,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
18-20		PATRICK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CHAPMAN JANICE E	
Owner 2:	
Owner 3:	

Street 1: 20 PATRICK STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KEEFE JEANNETTE C -

Owner 2: -

Street 1: 18 PATRICK STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,012 Sq. Ft. of land mainly classified as Two Family with a Multi- TnhS Building built about 1971, having primarily Wood Shingle Exterior and 3927 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6012		Sq. Ft.	Site		0	64.	1.00	3									384,229						384,200	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		6012.000	562,600		384,200	946,800			26233
							GIS Ref		
							GIS Ref		
							Insp Date		
							12/06/18		

Source: Market Adj Cost Total Value per SQ unit /Card: 241.10 /Parcel: 241.1

Entered Lot Size

Total Land:

Land Unit Type:

!3244!

USER DEFINED

Prior Id # 1:	26233
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	18:32:54
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 039.0-0007-0007.0

Notes Date

2020 104 FV 562,700 0 6,012. 384,200 946,900 946,900 Year End Roll 12/18/2019

2019 104 FV 491,900 0 6,012. 348,200 840,100 840,100 Year End Roll 1/3/2019

2018 104 FV 491,900 0 6,012. 330,200 822,100 822,100 Year End Roll 12/20/2017

2017 104 FV 460,800 0 6,012. 288,200 749,000 749,000 Year End Roll 1/3/2017

2016 104 FV 460,800 0 6,012. 246,100 706,900 706,900 Year End 1/4/2016

2015 104 FV 389,200 0 6,012. 228,100 617,300 617,300 Year End Roll 12/11/2014

2014 104 FV 389,200 0 6,012. 189,100 578,300 578,300 Year End Roll 12/16/2013

2013 104 FV 405,000 0 6,012. 180,100 585,100 585,100 12/13/2012

Notes Date

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

KEEFE JEANNETTE 1240-6 7/17/2001 Family No No N

805-149 1/1/1901 No No N

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